THIS INSTRUMENT PREPARED BY: **Mudter & Patterson** **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **File Box 9B:** **First Title & Escrow Co., Inc.** **FTEC File No. 18569**	STATE OF TENNESSEE: COUNTY OF Davidson: The actual consideration or value, whichever is greater, for this transfer is: $296,820.00. W. D. M Affiant Subscribed and sworn to before me, this 31st day of January, 2002. Notary Public My Commission Expires:

GEORGE E. MUDTER JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires September 25, 2004

WARRANTY DEED

Address New Owner: WILLIAM W. MCCRARY, IV 3513 Richland Avenue Nashville, Tennessee 37205	**Send Tax Bills To:** SUNTRUST BANK 201 4TH AVENUE NORTH, 7TH FLOOR NASHVILLE, TN 37219	**Tax Information:** MAP 104-5-C PAR 3.00 CO FB 26W10120

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, MICHAEL P. TABOR, MARRIED ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to WILLIAM W. MCCRARY, IV, UNMARRIED ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 3513 Richland Avenue, Nashville, TENNESSEE 37205.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Karen Tabor, spouse if Michael P. Tabor, joins in the execution if this instrument for the purpose of conveying any interest she may have in the subject property by virtue of her marriage to the said Michael P. Tabor.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 31st day of January, 2002.

Michael P. Tabor by Karen Tabor
MICHAEL P. TABOR
BY: KAREN TABOR, ATTORNEY-IN-FACT
BY POWER OF ATTORNEY RECORDED SIMULTANEOUSLY HEREWITH

Karen Tabor
KAREN TABOR

Davidson County DEEDWARR
Recvd: 02/05/02 09:33 3pgs
Fees:18.00 Taxes:1098.23

20020205-0015577

STATE OF TENNESSEE:
COUNTY OF DAVIDSON:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, KAREN TABOR, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 31st day of January, 2002.

My Commission Expires: _____

Notary Public

STATE OF TENNESSEE:
COUNTY OF DAVIDSON:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, KAREN TABOR, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the Attorney-In-Fact for the said MICHAEL P. TABOR, and is authorized by the said MICHAEL P. TABOR, to execute this instrument on his behalf.

Witness my hand, at office, this 31st day of January, 2002.

My Commission Expires: _____

Notary Public

NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
My Commission Expires September 25, 2004

EXHIBIT "A"

Land in Davidson County, Tennessee, being Unit No. 3, together with the appurtenant interest in the common elements of Richland Square Condominium, a horizontal property regime established by Master Deed, of record in Book 11595, page 937, Register's Office for Davidson County, Tennessee, said unit being depicted on the Condominium Site Plan attached as Exhibit A to the aforementioned Master Deed.

Being the same property conveyed to Michael P. Tabor, an unmarried person by deed from W. Lynn Humphrey and wife, Eileen M. Humphrey of record in Book 11110, page 257, said Register's Office.

This conveyance is made subject to: (1) Taxes for the year 2002, which have been prorated and assumed by the Grantee; (2) Restrictions of record in Book 11595, page 937; (3) Charter of record in Book 7855, page 909, amended in Book 11671, page 417; and (4) Easements of record in Book 5967, page 451 and Book 465, page 570, said Register's Office.